



*Selah Planning Commission
Regular Meeting
Tuesday, October 6, 2015
5:30 p.m.
City Council Chambers*

Chairman:
Commissioners:

Willie Quinell
Dillon Pendleton
Lisa Smith
Eric Miller
Carl Torkelson

CITY OF SELAH
115 West Naches Avenue
Selah, Washington 98942

City Planner:
Secretary:

Tom Durant
Caprise Groo

AGENDA

- A. Call to Order - Chairman
- B. Roll Call
- C. Agenda Changes
- D. Communications
 - 1. Oral

This is a public meeting. If you wish to address the Commission concerning any matter that is not on the agenda, you may do so now. Please come forward to the podium, stating your name and address for the record. The Chairman reserves the right to place a time limit on each person asking to be heard.

- 2. Written - None
- E. Approval of Minutes
 - 1. September 16, 2015
- F. Public Hearings
 - 1. Old Business - None
 - 2. New Business – 2015 Annual Urban Growth Area Plan Amendments:
 - Plan Amendment 2015-1; Carl & Candi Torkelson 905 W. Fremont MDR to HDR
 - Plan Amendment 2015-2, Major Rezone 914.61.15-02; City initiated 600 Speyers Rd LDR to MDR R-1 to R-2
- G. General Business
 - 1. Old Business –
 - 2. New Business-
- H. Reports/Announcements
 - 1. Chairman
 - 2. Commissioners
 - 3. Staff

- I. Adjournment

Next Regular Meeting: October 20, 2015

City of Selah
Special Planning Commission Minutes
Of
September 16, 2015

Selah Council Chambers
115 W. Naches Ave.
Selah, Washington 98942

Due to lack of a quorum for the September 15, 2015 regularly scheduled meeting, a special meeting was held to approve the minutes.

Call to Order – Chairman Quinnell called the meeting to order at 5:32 pm.

B. Roll Call

Members Present: Commissioner Quinnell, Smith, and Torkelson.

Members Absent: Commissioner Miller, Pendleton.

Staff Present: Tom Durant, Consultant, Caprise Groo, Secretary.

C. Approval of Minutes

1. September 1, 2015

Chairman Quinnell asked for a motion to accept deny or change the minutes.

Commissioner Torkelson motioned to accept the minutes.

Commissioner Smith seconded the motion.

Chairman Quinnell asked for a voice vote and the minutes were approved with a vote of 3-0.

D. Adjournment

Commissioner Torkelson motioned to adjourn the meeting, Commissioner Smith seconded the motion. Chairman Quinnell adjourned the meeting at 5:33 pm with a voice vote of 3-0.

CITY OF SELAH PLANNING COMMISSION

STAFF REPORT

September 9, 2015

APPLICATION: Urban Growth Area Plan Amendment 2015-1

PROPOSAL: Amend the Future Land Use Map of the Selah Urban Growth Area Comprehensive Plan to change the designation of a 0.18 acre parcel from Moderate Density Residential (MDR) to High Density Residential (HDR).

APPLICANT & PROPERTY OWNER: Carl & Candi Torkelson

LOCATION: 905 W. Fremont Avenue. On the north side of Fremont Avenue 100 feet west of North 10th Street. (Tax Parcel Number: 181435-31024).

APPLICATION AUTHORITY AND JURISDICTION: Selah Municipal Code, Chapter 10.40 (Amendments) as it pertains to zoning map amendments. A rezone is not being requested at this time.

PUBLIC FACILITIES AND UTILITY SERVICES: Utilities and services are fully available to this developed site. It fronts on W. Fremont Avenue, which in this location is a three lane minor arterial street. The site plan submitted with the application shows proposed access to at least one of the residential units on the property from the Planned Development to the north of the site.

LAND USE, ZONING & COMPREHENSIVE PLAN: The site is zoned R-2, designated Moderate Density Residential by the Comprehensive Plan and has three detached single family residential structures on the site. Two were constructed in the last five years. The third house, not currently occupied, was built in 1939.

Adjacent Properties

Location	Zoning	Comprehensive Plan	Land Use
North	PD	Moderate Density Residential	5 single family unit Planned Development
East	R-2	Moderate Density Residential	Single-family dwelling on 0.33 acre lot
South	R-1	Low Density Residential	Single family homes on 0.27 to 0.29 acre lots
West	R-2	Moderate Density Residential	Single family dwelling on 0.14 acre lot Vacant 0.04 acre lot

AGENCY NOTIFICATION & ENVIRONMENTAL REVIEW: A Determination of Nonsignificance (DNS) (971.61-64.15-09) was issued on August 26, 2015 and finalized on September 9, 2015. The SEPA determination was issued for and considered both proposed comprehensive plan amendments pursuant to the requirements of RCW 36.70A.130(2)(b) and SMC 10.40.040(1) that the cumulative effects of all proposed plan amendments be considered.

The Washington State Department of Commerce was notified as required by RCW 36.70A.106. Commerce forwarded the notice to other State agencies. As of the date of this report, no comments have been received.

COMPREHENSIVE PLAN AMENDMENT: The application proposes the comprehensive plan amendment in order to bring the residential density of the parcel accounting for all three dwelling units into consistency with the Comprehensive Plan. The existing density would be 16.7 dwelling units per acre, exceeding the maximum density of 12 dwelling units per acre specified for the Moderate Density Residential future land use map designation.

The application also includes a site plan showing the configuration of the dwelling units on the property and proposed driveway access from the north. It also shows a proposed common area. Currently, access to both occupied dwelling units is from Fremont Avenue.

Moderate Density Residential

The current future land use designation is described in the comprehensive plan as:

“... areas of predominately moderate density residential development, up to 12 dwelling units per gross acre. Clustering of dwelling units, within the permitted density range, is highly encouraged to preserve open space, steep slopes, drainage ways, etc. The predominate use is two-family, townhouses and condominium dwellings with a mix of single-family and multi-family residences. The mix of housing types will be limited by the maximum permissible density and zoning standards will regulate development to assure compatibility. As with low density residential development, moderate density residential development will be served primarily by municipal utility services and/or private community water and sewage systems that are designed for future connection to Selah’s municipal system.”

High Density Residential

The proposed future land use designation is described by the Comprehensive Plan as follows:

“This use category provides areas of high-density residential development, up to 24 dwelling units per gross acre. Each development is intended to provide usable open space for the enjoyment of the residents therein. The primary use is multi-family (i.e., apartments, townhouse and condominium) dwellings. The High Density Residential Use category is designed to accommodate compact development served by municipal utility services.”

The use of the subject property is consistent with both the Moderate Density and High Density Residential future land use map descriptions. Single family dwellings are called out as permitted in Moderate Residential Density areas. While the High Density Residential description does not specify them by name, the “primary use” of multi-family dwellings does not appear to limit the plan designation to that type. The existing density of the subject property of just under 17 dwelling units per gross acre is consistent with High Density Residential and inconsistent with Moderate Density Residential.

Currently the R-3 zoning district does not permit single family dwellings (SMC 10.28.020, Table 10.28.A-5). It does permit duplexes, even though based on the definitions in both the Comprehensive Plan (Appendix 'C', pp. 123 - 126) and SMC 10, a duplex is not a multiple-family dwelling. The R-3 zone also permits multiple family dwellings at any density from 0 to more than 12 dwelling units per acre. Based on this and the description of the High Density Residential future land use classification, primarily "up to 24 dwelling units per gross acre" R-2 zoning is not inconsistent with the HDR plan designation.

Comprehensive Plan Goals, Policies and Objectives

Policy LUGM 3.2: Direct development to areas where infrastructure (water, sewer and streets) is either present, can be easily extended, or is planned to be extended.

Policy LUGM 3.3: Conserve land, energy and financial resources by minimizing urban sprawl.

Housing Goal: Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types and encourage preservation of existing housing stock.

Objective HSG 1: Maintain and upgrade the character of existing residential neighborhoods.

Policy HSG 1.1: Discourage rezoning which would allow incremental conversion of existing single-family dwellings to duplexes or multi-family dwellings.

Objective HSG 2: Encourage new residential development to approximate existing residential densities and housing mix levels.

Policy HSG 2.1: Encourage the combined net density of all residential development to remain at present levels. Exceptions to this policy should be permitted where the developer can demonstrate that the quality of the project design, construction and amenities warrants a different housing density.

Policy HSG 2.2: Ensure codes and ordinances promote and allow for a compatible mix of housing types in residential areas.

Objective HSG 3: Minimize the negative impacts of medium and high-density residential projects on adjacent low-density residential areas, but encourage mixed use/density projects.

Objective HSG 4: Encourage new residential construction to be compatible with existing residential development.

Policy HSG 4.1: Encourage developers to use private covenants and deed restrictions which specify architectural, maintenance and landscaping standards within their development.

Policy TRAN 1.4: Curb cuts onto collector and arterial streets should be kept to a minimum through the following techniques:

1. The provision of reverse frontage roads.
2. The use of intersecting streets as access points; and

3. Internal design of subdivisions.

Most of these plan policies are neutral to this proposal based on the existing buildings and the limited size of the site for future development. Providing for the occupancy of the existing older house is consistent with the preservation of existing housing stock. The site is in a highly developed area served by municipal utility services and does not comprise or encourage sprawl. It is consistent with providing for a variety of residential densities and housing types. Providing for access to the site from the north, rather than additional traffic on Fremont Avenue is consistent with Policy TRAN 1.4 to keep curb cuts on arterial and collector streets to a minimum. Providing for the open space as shown on the site plan is consistent with the High Density Residential future land use designation where it states that each development is intended to provide usable open space for the enjoyment of the residents therein.

OTHER CONSIDERATIONS:

The following recommended findings consider factors required or typically considered for comprehensive plan amendments.

1. The proposed plan amendment is consistent with the goals, objectives, mapping criteria and policies of the comprehensive plan: Single-family dwellings and R-2 zoning is not inconsistent with the High Density Residential (HDR) Plan designation. A density of greater than 12 dwelling units per acre is inconsistent with the Moderate Density Residential Plan designation, but consistent with the HDR designation. The property is served by municipal utility services and it does not comprise or encourage sprawl. It is consistent with providing for a variety of residential densities and housing types. The common open space and provision for vehicular access from the north as depicted on the site plan submitted with the application is consistent with the HDR plan designation and Plan Policy TRAN 1.4.
2. The proposed Plan Amendment better implements applicable Comprehensive Plan policies because existing development of the site conforms to the maximum density and it does not require the conversion of the older house on the property to a non-residential use or its removal.
3. The proposed plan amendment has minimal cumulative impact when combined with the one other plan amendment application under consideration in this annual review because the potential for an increase in the number of dwelling units on this site resulting from the proposed change is limited to one unit. The proposal results in a slight increase in acreage designated for high density residential with a corresponding decrease in the acreage designated for moderate density residential, the increase in the number of units resulting from both plan amendments is no more than two and probably less.
4. The public need for the proposed plan amendment is better utilization of existing buildings on the site. The changed circumstances include the change in the Future Land Use Designation that was made in 2006 as noted in the comprehensive plan. Prior to that date and at the time the

Plan was adopted in 2005, the minimum area that could be designated High Density Residential was one acre.

5. The proposed plan amendment does not require changes to implementing regulations in order for them to remain consistent with the Comprehensive Plan. This is primarily because R-2 zoning is not inconsistent with the Moderate Density Residential plan designation.
6. No inconsistencies with Countywide Planning Policies have been identified.
7. The proposed plan amendment, located well inside the City Limits does not conflict with comprehensive plans adopted by Yakima County or other cities with which Selah has common borders or related regional issues.
8. Suitability of the site is supported by the existing development of the site, its location in an urbanized and fully developed part of the City and full range of transportation, utilities and City services at the site.

RECOMMENDATION: Staff recommends **APPROVAL** of the proposed change from Moderate Density Residential to High Density Residential and adoption of the Findings numbered 1 through 8 from the staff report in support of this decision.

RECOMMENDED FINDINGS AND CONCLUSIONS
Selah Urban Area Comprehensive Plan
Future Land Use Map Amendment 15-01

October 6, 2015

This matter having come on for public hearing before the Selah Planning Commission on October 6, 2015 for the purpose of an application by Carl and Candi Torkelson to change the Future Land Use designation of Parcel 181435-31024 from Moderate Density Residential to High Density Residential.

Members of the Commission present at the public hearing were _____.

Legal notification pursuant to Selah Municipal Code was given on August 26 and September 25, 2015. All persons were given the opportunity to speak for against the proposed Comprehensive Plan Amendment.

1. The Commission adopts the staff findings and report as to the existing use, zoning and future land use designation of the subject and adjacent properties.
2. Owners of adjacent lands expressed Approval / Disapproval of the proposal.
3. The majority of comments received were in favor of / opposition to the proposal.
4. The Planning Commission adopts the following findings from the September 9, 2015 staff report:
 - a. The proposed plan amendment is consistent with the goals, objectives, mapping criteria and policies of the comprehensive plan: Single-family dwellings and R-2 zoning is not inconsistent with the High Density Residential (HDR) Plan designation. A density of greater than 12 dwelling units per acre is inconsistent with the Moderate Density Residential Plan designation, but consistent with the HDR designation. The property is served by municipal utility services and it does not comprise or encourage sprawl. It is consistent with providing for a variety of residential densities and housing types. The common open space and provision for vehicular access from the north as depicted on the site plan submitted with the application is consistent with the HDR plan designation and Plan Policy TRAN 1.4.
 - b. The proposed Plan Amendment better implements applicable Comprehensive Plan policies because existing development of the site conforms to the maximum density and it does not require the conversion of the older house on the property to a non-residential use or its removal.

- c. The proposed plan amendment has minimal cumulative impact when combined with the one other plan amendment application under consideration in this annual review because the potential for an increase in the number of dwelling units on this site resulting from the proposed change is limited to one unit. The proposal results in a slight increase in acreage designated for high density residential with a corresponding decrease in the acreage designated for moderate density residential, the increase in the number of units resulting from both plan amendments is no more than two and probably less.
 - d. The public need for the proposed plan amendment is better utilization of existing buildings on the site. The changed circumstances include the change in the Future Land Use Designation that was made in 2006 as noted in the comprehensive plan. Prior to that date and at the time the Plan was adopted in 2005, the minimum area that could be designated High Density Residential was one acre.
 - e. The proposed plan amendment does not require changes to implementing regulations in order for them to remain consistent with the Comprehensive Plan. This is primarily because R-2 zoning is not inconsistent with the Moderate Density Residential plan designation.
 - f. No inconsistencies with Countywide Planning Policies have been identified.
 - g. The proposed plan amendment, located well inside the City Limits does not conflict with comprehensive plans adopted by Yakima County or other cities with which Selah has common borders or related regional issues.
 - h. Suitability of the site is supported by the existing development of the site, its location in an urbanized and fully developed part of the City and full range of transportation, utilities and City services at the site.
5. The Commission finds that the present and future needs of the community will be adequately served and the community as a whole will benefit rather than being injured by the proposal.
 6. Environmental Review has been completed, a Determination of Nonsignificance was issued and the Commission is satisfied that environmental review was completed in compliance with Selah Municipal Code Chapter 11.40.
 7. The Commission determines that findings _____ to be the controlling factors in its deliberations on the Comprehensive Plan amendment.

DECISION

The Commission, based on these findings, conclusions and controlling factors finds that the Selah Urban Area Comprehensive Plan Future Land Use designation of Parcel 181435-31024 should be changed from Moderate Density Residential to High Density Residential.

Motion to Approve/Deny by: _____ Second by _____ Vote _____



P.O. Box 292
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Carl Torkelson
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Candi Torkelson
Cell: (509) 961-7656

Why Pay \$1000's More? Buy Builder Direct!

February 17, 2015

City of Selah
Planning Commission
113 West Naches Avenue
Selah, WA 98942

RE: 905 A & B W. Fremont Avenue - Parcel # 181435-31024

To Whom it May Concern:

I would like my comprehensive plan amendment to go before the Planning Commission for recommendation and then go to City Council for final decision.

Thank you,

Carl Torkelson

Why Pay \$1000's More? Buy Builder Direct!

Builder reserves the right to change floor plan or elevations



**CITY OF SELAH
COMPREHENSIVE PLAN
AMENDMENT APPLICATION**



FILE NO:
DATE FEE PAID:

SEPA: _____
REC'D BY: _____

INSTRUCTIONS --- PLEASE READ PRIOR TO COMPLETING APPLICATION

- Please type or print your answers
- Answer all questions completely. If you have questions about this form or the application process, call the Selah Planning Department at (509) 698-7365
- Remember to bring all necessary attachments and the application fee when the application is submitted.
- The City will not accept an application for processing unless it is complete and the application fees paid. Application fees are non-refundable
- Application fee is \$ 400.00
- Minimum one (1) copy of the proposed comprehensive plan amendment map (8½ X 11) or (11 x 17)---REQUIRED
- Title report (must be current and reflect the undersigned signatures)--- REQUIRED
- Complete and full legal description of the property--- REQUIRED

NAME / ADDRESS OF INDIVIDUAL COMPLETING THIS APPLICATION:	NAME: <u>Carl + Candie Torkelson</u>
	SIGNATURE: <u>[Signature]</u>
	STREET: <u>101 Heritage Hills Dr Selah</u>
	CITY: <u>Selah</u> STATE: <u>WA</u> ZIP: <u>98942</u> PHONE: <u>509-697-3305</u>

NAME / ADDRESS OF LEGAL OWNER OF PARCEL(S) AND OWNER'S INTEREST IN THE PROPERTY	NAME: <u>Same as above</u>
	SIGNATURE: _____
	STREET: _____ CITY: _____ STATE: _____ ZIP: _____ PHONE: _____
	ASSESSOR'S PARCEL NUMBER: <u>181435 - 31024</u> CHECK ONE: <input checked="" type="checkbox"/> FEE SIMPLE OWNER <input type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> OTHER _____

Existing Comprehensive Plan Designation and Proposed Comprehensive Plan Designation	EXISTING COMPREHENSIVE PLAN DESIGNATION: <u>R-2</u>
	PROPOSED COMPREHENSIVE PLAN DESIGNATION: <u>R-3 high density</u>

PROPERTY PROPOSED FOR CHANGE CONTAINS WHAT EXISTING LAND USES: R-2 Multifamily

PROPERTY PROPOSED FOR CHANGE CONTAINS OR IS SERVED BY WHICH EXISTING UTILITIES: (provide map)
All city utilities, water, sewer, gas

ADJACENT LAND USES: Multi family

ADJACENT ZONING DESIGNATIONS: PD + R-2

ASSESSOR'S TAX PARCEL NUMBER: (list all) 181435-31024

CERTIFICATION
I certify that the information on this application is true and correct to the Best of My Knowledge.

Date: 7-29-14 Signature of Property Owner or Authorized Agent: [Signature]

RECOMMENDED FINDINGS AND CONCLUSIONS
Selah Urban Area Comprehensive Plan
Future Land Use Map Amendment 15-01

October 6, 2015

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Members of the Commission present at the public hearing were _____.

Legal notification pursuant to Selah Municipal Code was given on August 26 and September 25, 2015. All persons were given the opportunity to speak for against the proposed Comprehensive Plan Amendment.

1. The Commission adopts the staff findings and report as to the existing use, zoning and future land use designation of the subject and adjacent properties.
2. Owners of adjacent lands expressed Approval / Disapproval of the proposal.
3. The majority of comments received were in favor of / opposition to the proposal.
4. The Planning Commission adopts the following findings from the September 9, 2015 staff report:
 - a. The proposed plan amendment is consistent with the goals, objectives, mapping criteria and policies of the comprehensive plan: Single-family dwellings and R-2 zoning is not inconsistent with the High Density Residential (HDR) Plan designation. A density of greater than 12 dwelling units per acre is inconsistent with the Moderate Density Residential Plan designation, but consistent with the HDR designation. The property is served by municipal utility services and it does not comprise or encourage sprawl. It is consistent with providing for a variety of residential densities and housing types. The common open space and provision for vehicular access from the north as depicted on the site plan submitted with the application is consistent with the HDR plan designation and Plan Policy TRAN 1.4.
 - b. The proposed Plan Amendment better implements applicable Comprehensive Plan policies because existing development of the site conforms to the maximum density and it does not require the conversion of the older house on the property to a non-residential use or its removal.

- c. The proposed plan amendment has minimal cumulative impact when combined with the one other plan amendment application under consideration in this annual review because the potential for an increase in the number of dwelling units on this site resulting from the proposed change is limited to one unit. The proposal results in a slight increase in acreage designated for high density residential with a corresponding decrease in the acreage designated for moderate density residential, the increase in the number of units resulting from both plan amendments is no more than two and probably less.
 - d. The public need for the proposed plan amendment is better utilization of existing buildings on the site. The changed circumstances include the change in the Future Land Use Designation that was made in 2006 as noted in the comprehensive plan. Prior to that date and at the time the Plan was adopted in 2005, the minimum area that could be designated High Density Residential was one acre.
 - e. The proposed plan amendment does not require changes to implementing regulations in order for them to remain consistent with the Comprehensive Plan. This is primarily because R-2 zoning is not inconsistent with the Moderate Density Residential plan designation.
 - f. No inconsistencies with Countywide Planning Policies have been identified.
 - g. The proposed plan amendment, located well inside the City Limits does not conflict with comprehensive plans adopted by Yakima County or other cities with which Selah has common borders or related regional issues.
 - h. Suitability of the site is supported by the existing development of the site, its location in an urbanized and fully developed part of the City and full range of transportation, utilities and City services at the site.
5. The Commission finds that the present and future needs of the community will be adequately served and the community as a whole will benefit rather than being injured by the proposal.
 6. Environmental Review has been completed, a Determination of Nonsignificance was issued and the Commission is satisfied that environmental review was completed in compliance with Selah Municipal Code Chapter 11.40.
 7. The Commission determines that findings _____ to be the controlling factors in its deliberations on the Comprehensive Plan amendment.

DECISION

The Commission, based on these findings, conclusions and controlling factors finds that the Selah Urban Area Comprehensive Plan Future Land Use designation of Parcel 181435-31024 should be changed from Moderate Density Residential to High Density Residential.

Motion to Approve/Deny by: _____ Second by _____ Vote _____

CITY OF SELAH PLANNING COMMISSION

STAFF REPORT

September 9, 2015

APPLICATION: Urban Growth Area Plan Amendment 2015-2 & Major Rezone (914.61.15-02).

PROPOSAL: Amend the Future Land Use Map of the Selah Urban Growth Area Comprehensive Plan to change the designation of a 0.37 acre parcel from Low Density Residential (LDR) to Moderate Density Residential (MDR). Also rezone the property from One Family Residential (R-1) to Two Family Residential (R-2). The property owner has a concurrent application to rezone the property to Planned Development. The Hearing Examiner has made a recommendation on the application, but it has not yet gone to the City Council.

PROPONENT: The City of Selah has initiated the actions that are before the Planning Commission for the reasons given in this report.

PROPERTY OWNER: Carl & Candi Torkelson

LOCATION: 600 Speyers Road. On the southwest side of Speyers Road and at the southwest corner of Speyers Road and Pear Avenue. Home Avenue is 150 feet to the south. (Tax Parcel Number: 181435-13493).

APPLICATION AUTHORITY AND JURISDICTION: Selah Municipal Code, Chapter 10.40 (Amendments) as it pertains to zoning map amendments and major rezones (amendment to the zoning map contingent upon a comprehensive plan amendment).

PUBLIC FACILITIES AND UTILITY SERVICES: Utilities and services are fully available to this developed site. It fronts on Speyers Road and Pear Avenue, which are both improved City streets.

LAND USE, ZONING & COMPREHENSIVE PLAN: The site is zoned R-1, designated Low Density Residential by the Comprehensive Plan and developed with three detached single family condominium units at a density of 8 dwelling units per acre.

Adjacent Properties

Location	Zoning	Comprehensive Plan	Land Use
North	R-1	Low Density Residential	Single family dwelling on 0.35 acre lot.
East	R-2	Moderate Density Residential	Moderate density Planned Development, attached single-family & condo dwellings
South	R-1	Low Density Residential	Single family homes on 0.18 to 0.28 acre lots
West	R-1	Low Density Residential	Single family dwelling on 0.18 acre lot

AGENCY NOTIFICATION & ENVIRONMENTAL REVIEW: A Determination of Nonsignificance (DNS) (971.61-64.15-09) was issued on August 26, 2015 and finalized on September 9, 2015. The SEPA determination was issued for and considered both proposed comprehensive plan amendments pursuant to the requirement of RCW 36.70A.130(2)(b) and SMC 10.40.040(1) that the cumulative effects of all proposed plan amendments be considered.

The Washington State Department of Commerce was notified as required by RCW 36.70A.106. Commerce forwarded the notice to other State agencies. As of the date of this report, no comments have been received.

COMPREHENSIVE PLAN AMENDMENT: The basis for the proposed comprehensive plan amendment is that the City considers the Low Density Residential designation of this property by the Plan in 2005 to be a mapping error because it did not consider the current use of the property and the land use pattern surrounding the property at the time. The three single family residential units, developed at a density of 8 units per acre were constructed in 2004 consistent with the R-2 zoning of the property at the time. The property was subsequently rezoned to R-1 to conform to the plan designation.

In addition to the use of the property, existing factors that were not taken into account at the time of the 2005 plan update were that the development of the site faces existing moderate density condominium development and MDR designated/R-2 zoning on the east side of Speyers Road. Zoning boundaries are often better located on rear property lines than in streets where development that has potential compatibility issues face one another.

Also, both sides of Speyers Road have developed over the years with a mixture of moderate density development (duplexes, townhouses and apartments) that face Speyers Road alternating with single family neighborhoods that mostly extend back away from this street.

Low Density Residential

The current future land use designation is described in the comprehensive plan as:

“...provid[ing] areas of low density residential development, up to 5 dwelling units per gross acre. Clustering of dwelling units, within the permitted density range, is encouraged to preserve open space, steep slopes, drainage ways, etc....The predominate use will be low density residential; however, it is the intent and desire of Selah that its low density neighborhoods develop with a mix of housing types including single-family, duplexes, townhouses and multi-family dwellings. The mix of housing types will be limited by the maximum permissible density and zoning standards will regulate development to assure compatibility...”

Moderate Density Residential

The proposed future land use designation is described by the Comprehensive Plan as follows:

“This use category provides areas of predominately moderate density residential development, up to 12 dwelling units per gross acre. Clustering of dwelling units, within the permitted density

range, is highly encouraged to preserve open space, steep slopes, drainage ways, etc. The predominate use is two-family, townhouses and condominium dwellings with a mix of single-family and multi-family residences. The mix of housing types will be limited by the maximum permissible density and zoning standards will regulate development to assure compatibility. As with low density residential development, moderate density residential development will be served primarily by municipal utility services and/or private community water and sewage systems that are designed for future connection to Selah's municipal system."

With respect to the existing use, the subject property is consistent with both the Low Density and Moderate Density Residential future land use map descriptions. However, the existing density – 8 dwelling units per gross acre – is consistent with Moderate Density Residential and inconsistent with Low Density Residential.

Comprehensive Plan Goals, Policies and Objectives

Policy LUGM 3.2: Direct development to areas where infrastructure (water, sewer and streets) is either present, can be easily extended, or is planned to be extended.

Policy LUGM 3.3: Conserve land, energy and financial resources by minimizing urban sprawl.

Housing Goal: Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types and encourage preservation of existing housing stock.

Objective HSG 1: Maintain and upgrade the character of existing residential neighborhoods.

Policy HSG 1.1: Discourage rezoning which would allow incremental conversion of existing single-family dwellings to duplexes or multi-family dwellings.

Policy HSG 1.6: Replace nonconforming uses with appropriate conforming uses.

Objective HSG 2: Encourage new residential development to approximate existing residential densities and housing mix levels.

Policy HSG 2.1: Encourage the combined net density of all residential development to remain at present levels. Exceptions to this policy should be permitted where the developer can demonstrate that the quality of the project design, construction and amenities warrants a different housing density.

Policy HSG 2.2: Ensure codes and ordinances promote and allow for a compatible mix of housing types in residential areas.

Objective HSG 3: Minimize the negative impacts of medium and high-density residential projects on adjacent low-density residential areas, but encourage mixed use/density projects.

Objective HSG 4: Encourage new residential construction to be compatible with existing residential development.

Policy HSG 4.1: Encourage developers to use private covenants and deed restrictions which specify architectural, maintenance and landscaping standards within their development.

Most of these plan policies are neutral to this proposal because the development of the property is existing, not new. The proposal is not inconsistent with any of them, except to the extent that the rezoning would allow incremental conversion of existing single-family dwellings to duplexes or multi-family dwellings. This is considered to be unlikely, however. The site is in an urbanized area in which infrastructure is present and does not comprise or encourage sprawl. It is consistent with providing for a variety of residential densities and housing types. The most relevant policy appears to be HSG 1.6: "Replace nonconforming uses with appropriate conforming uses." As currently zoned and designated, the use of the property may be considered non-conforming because the density exceeds five dwelling units per acre. If the change in land use and zoning designation is otherwise considered "appropriate", it would be consistent with that policy.

MAJOR REZONE CRITERIA: Under SMC 10.40.050(c) the Planning Commission shall recommend approval, approval subject to a development or concomitant agreement, denial of the comprehensive plan amendment and rezone or modification of the proposal. The recommendation must include the following considerations:

1. The extent to which the proposed amendment/major rezone is consistent with and/or deviates from the goals, objectives, mapping criteria and policies adopted in the comprehensive plan and intent of this title;
2. The adequacy of public facilities, such as roads, sewer water and other public services required to meet urban or rural needs;
3. The public need for the proposed change. Public need shall mean that a valid public purpose, for which the comprehensive plan and this title have been adopted, is served by the proposed application. Findings that address public need shall, at a minimum, document:
 - a. Whether additional land for a particular purpose is required in consideration of the amount already provided by the plan map designation or current zoning district within the area as appropriate; and,
 - b. Whether the timing is appropriate to provide additional land for a particular use.
4. Whether substantial changes in circumstances exist to warrant an amendment to the current designation or zone;
5. The testimony at the public hearing;
6. The compatibility of the proposed zone change and associated uses with neighboring land uses;

7. The suitability of the property in question for uses permitted under the proposed zoning;
8. The recommendation from interested agencies and departments.

Consistency of the Proposal with the Comprehensive Plan and the intent of SMC Title 10

As described above, the proposal is consistent with the goals, objectives, mapping criteria and policies of the comprehensive plan. The following findings are recommended:

1. The site is in an urbanized area with existing infrastructure and does not comprise or encourage sprawl.
2. The proposal is consistent with mapping criteria and policies that encourage a mixture of housing types.
3. The proposal is consistent with the policy of replacing nonconforming uses with appropriate conforming uses. The existing use of the property is more conforming with the MDR plan designation and R-2 zoning than it is with the current zoning and plan designation.

The intent of SMC Title 10 is given under "Purpose" at SMC 10.02.030. It includes implementing the comprehensive plan enacted pursuant to the Growth Management Act, assuring orderly development of the city consistent with comprehensive plan goals and policies, encouraging orderly growth and the most appropriate use of the land, regulating lot coverage, population density / distribution, the location and height of structures; providing adequate light, air, sanitation and drainage; protecting the social and economic stability of resources and lands; reducing the menace of public safety resulting from the improper location of homes, commerce and industry in a single area and otherwise promoting the health, safety and general welfare.

The intent of the Two Family Residential (R-2) zoning district is to provide for single or two-family residential development where services are available or will be extended at no public cost. It is also the intent to provide for an orderly transition from vacant or partially developed to single or two-family residential use, facilitate coordinated and collaborative public infrastructure investment; require individual lot connections to municipal sewer and water, require development to meet urban development standards ensuring that uses and land divisions facilitate future residential development and extension of utilities (SMC 10.14.010).

The following findings are recommended:

4. The proposal is consistent with the intent of Title 10 and the R-2 zoning district because it has already been developed, it was developed under R-2 zoning standards at the time, it conforms to existing zoning standards, the surrounding area is mostly built out and the infrastructure is now in place.

5. The extent to which future subdivision of the site into lots as contemplated by the developer conforms to standards such as facilitating future development and individual connections to municipal sewer and water systems can be addressed at the time such land division is proposed and would not otherwise jeopardize the appropriateness and consistency of the proposed plan designation and zoning.

Adequacy of Public Facilities and Services

Recommended findings:

6. The adequacy of public facilities and public services required to meet (in this case) urban needs is evidenced by the site and surrounding properties being fully developed. They are served by required public utilities, roads and City services, and there is no evidence of any deficiency that would result in impacts from the proposed action.

Public Need for the Proposed Change

Recommended findings:

7. The primary public need for the proposal is based on Comprehensive Plan Policy HSG 1.6 to replace a nonconforming use with an appropriate conforming use. It is the contention of this application that the 2005 designation of the LDR land use category is in error because it was the result of the failure to consider the existing use of the property and the existing and historical land use patterns in the vicinity.
8. For the same reason, public need in this case can also be characterized in the negative: There is no public purpose derived in retaining the current plan designation and zoning given the current use of the property and land use patterns in the vicinity.
9. The question of whether additional land is needed for the designation is not relevant because the change in the number of dwelling units is not significant and not a significant factor in the consideration of this proposal. It brings the land use designation into consistency with the actual use of the property. The timing is also appropriate to correct a mapping error and resulting nonconformity.

Change in Circumstances

Recommended findings:

10. As a mapping error, the change in circumstances occurred prior to the 2005 comprehensive plan update and may not have been realized at the time. The property was developed to MDR density as allowed for at the time by the R-2 zoning.

Testimony at the Public Hearing and Recommendation of Interested Agencies and Departments

The Planning Commission is required to consider the testimony received in formulating its recommendation and may want to make additional or different findings based on this testimony. As of the date of this report, no agency or department comments have been received.

Compatibility of Rezone and Associated Land Uses with Surrounding Land Uses

Generally in considering rezones, it is necessary to account for all potential uses that may be permitted including those that are the most intensive or potentially incompatible with surrounding neighborhoods. Recommended findings are as follows:

11. It may be possible to increase the number of dwelling units to four and continue to comply with the maximum allowable density of 12 dwelling units per acre by the Moderate Density Residential future land use category. However because of the way the existing buildings are designed, it appears unlikely that an additional dwelling unit could be added.
12. Other land uses permitted in the R-2 zone are either no less intensive than that existing, or are otherwise permitted in the R-1 zone.
13. The existing use and zoning of the site is consistent with that which it faces across Speyers Road to the northeast and also along both sides of Speyers Road in the vicinity. It borders lower density single family development and zoning on rear and side property lines to the south and west, preferable boundaries between the two zoning and land use categories to the extent that there are any compatibility issues.
14. There are no identified compatibility conflicts identified for establishing separate individual lots for the existing dwelling units on the site.

Suitability of the Site for Uses Permitted Under the Proposed Zoning

Recommended finding:

15. Suitability of the site is supported by the existing development of the site, its location in an urbanized and developed part of the City and full range of transportation, utilities and City services at the site.

OTHER CONSIDERATIONS: The following findings consider other factors required or typically considered for comprehensive plan amendments.

16. The proposed plan amendment has minimal cumulative impact when combined with the one other plan amendment application under consideration in this annual review because while there is a potential for an increase in the number of dwelling units by one unit, such increase is considered unlikely. The proposal results in a slight decrease in acreage designated for low density residential with a corresponding increase in the acreage designated for moderate density residential, the increase in the number of units resulting from both plan amendments is no more than two and probably less.
17. The proposed plan amendment better implements applicable Comprehensive Plan policies, corrects an obvious mapping error and addresses an identified deficiency in the Comprehensive Plan based on above findings because it recognizes existing development consistent with existing development patterns in the vicinity and eliminates what may otherwise be considered a nonconforming use.
18. The proposed plan amendment does not require changes to implementing regulations in order for them to remain consistent with the Comprehensive Plan.
19. No inconsistencies with Countywide Planning Policies have been identified.
20. The proposed plan amendment, located well inside the City Limits does not conflict with comprehensive plans adopted by Yakima County or other cities with which Selah has common borders or related regional issues.

RECOMMENDATION: Staff recommends **APPROVAL** of the proposed change from Low Density Residential to Moderate Density Residential and rezoning from R-1 to R-2 and the adoption of the Findings numbered 1 through 20 from the staff report in support of this decision along with any additional findings from testimony at the public hearing and any recommendations from interested agencies and departments.

RECOMMENDED FINDINGS AND CONCLUSIONS
Selah Urban Area Comprehensive Plan
Future Land Use Map Amendment 15-02
Major Rezone 914.61.15-02

October 6, 2015

This matter having come on for public hearing before the Selah Planning Commission on October 6, 2015 for the purpose of an application initiated by the City of Selah to change the Future Land Use designation of Parcel 181435-13493 from Low Density Residential to Moderate Density Residential and to change the zoning from One-Family Residential (R-1) to Two Family Residential (R-2).

Members of the Commission present at the public hearing were _____.

Legal notification pursuant to Selah Municipal Code was given on August 26 and September 25, 2015. All persons were given the opportunity to speak for or against the proposed Comprehensive Plan Amendment and major rezone.

1. The Commission adopts the staff findings and report as to the existing use, zoning and future land use designation of the subject and adjacent properties.
2. Owners of adjacent lands expressed Approval / Disapproval of the proposal.
3. The majority of comments received were in favor of / opposition to the proposal.
4. The Planning Commission adopts the following findings from the September 9, 2015 staff report:
 - a. The site is in in an urbanized area with existing infrastructure and does not comprise or encourage sprawl.
 - b. The proposal is consistent with mapping criteria and policies that encourage a mixture of housing types.
 - c. The proposal is consistent with the policy of replacing nonconforming uses with appropriate conforming uses. The existing use of the property is more conforming with the MDR plan designation and R-2 zoning than it is with the current zoning and plan designation.
 - d. The proposal is consistent with the intent of Title 10 and the R-2 zoning district because it has already been developed, it was developed under R-2 zoning

standards at the time, it conforms to existing zoning standards, the surrounding area is mostly built out and the infrastructure is now in place.

- e. The extent to which future subdivision of the site into lots as contemplated by the developer conforms to standards such as facilitating future development and individual connections to municipal sewer and water systems can be addressed at the time such land division is proposed and would not otherwise jeopardize the appropriateness and consistency of the proposed plan designation and zoning.
- f. The adequacy of public facilities and public services required to meet (in this case) urban needs is evidenced by the site and surrounding properties being fully developed. They are served by required public utilities, roads and City services, and there is no evidence of any deficiency that would result in impacts from the proposed action.
- g. The primary public need for the proposal is based on Comprehensive Plan Policy HSG 1.6 to replace a nonconforming use with an appropriate conforming use. It is the contention of this application that the 2005 designation of the LDR land use category is in error because it was the result of the failure to consider the existing use of the property and the existing and historical land use patterns in the vicinity.
- h. For the same reason, public need in this case can also be characterized in the negative: There is no public purpose derived in retaining the current plan designation and zoning given the current use of the property and land use patterns in the vicinity.
- i. The question of whether additional land is needed for the designation is not relevant because the change in the number of dwelling units is not significant and not a significant factor in the consideration of this proposal. It brings the land use designation into consistency with the actual use of the property. The timing is also appropriate to correct a mapping error and resulting nonconformity.
- j. As a mapping error, the change in circumstances occurred prior to the 2005 comprehensive plan update and was apparently not realized at the time. The property was developed to MDR density as allowed for at the time by the R-2 zoning.
- k. It may be possible to increase the number of dwelling units to four and continue to comply with the maximum allowable density of 12 dwelling units per acre by the Moderate Density Residential future land use category. However because of the way the existing buildings are designed, it appears unlikely that an additional dwelling unit could be added.

- l. Other land uses permitted in the R-2 zone are either no less intensive than that existing, or are otherwise permitted in the R-1 zone.
- m. The existing use and zoning of the site is consistent with that which it faces across Speyers Road to the northeast and also along both sides of Speyers Road in the vicinity. It borders lower density single family development and zoning on rear and side property lines to the south and west, preferable boundaries between the two zoning and land use categories to the extent that there is any compatibility issues.
- n. There are no identified compatibility conflicts identified for establishing separate individual lots for the existing dwelling units on the site.
- o. Suitability of the site is supported by the existing development of the site, its location in an urbanized and developed part of the City and full range of transportation, utilities and City services at the site.
- p. The proposed plan amendment has minimal cumulative impact when combined with the one other plan amendment application under consideration in this annual review because while there is a potential for an increase in the number of dwelling units by one unit, such increase is considered unlikely. The proposal results in a slight decrease in acreage designated for low density residential with a corresponding increase in the acreage designated for moderate density residential, the increase in the number of units resulting from both plan amendments is no more than two and probably less.
- q. The proposed plan amendment better implements applicable Comprehensive Plan policies, corrects an obvious mapping error and addresses an identified deficiency in the Comprehensive Plan based on above findings because it recognizes existing development consistent with existing development patterns in the vicinity and eliminates what may otherwise be considered a nonconforming use.
- r. The proposed plan amendment does not require changes to implementing regulations in order for them to remain consistent with the Comprehensive Plan.
- s. No inconsistencies with Countywide Planning Policies have been identified.
- t. The proposed plan amendment, located well inside the City Limits does not conflict with comprehensive plans adopted by Yakima County or other cities with which Selah has common borders or related regional issues.

5. Additional findings adopted by the Commission based on testimony at the public hearing and additional information from interested agencies and departments:
6. The Commission finds that the present and future needs of the community will be adequately served and the community as a whole will benefit rather than being injured by the proposal.
7. Environmental Review has been completed, a Determination of Nonsignificance was issued and the Commission is satisfied that environmental review was completed in compliance with Selah Municipal Code Chapter 11.40.
8. The Commission determines that findings _____ to be the controlling factors in its deliberations on the Class 3 Use Permit.

DECISION

The Commission, based on these findings, conclusions and controlling factors finds that the proposed change in the Selah Urban Area Comprehensive Plan Future Land Use designation of Parcel 181435-13493 should be changed from Low Density Residential to High Density Residential and its zoning changed from One Family Residential (R-1) to Two Family Residential (R-2).

Motion to Approve/Deny by: _____ Second by _____ Vote _____



P.O. Box 292
Selah, Washington 98942
Phone: (509) 697-3305
Fax: (509) 697-3504
torkelson@fairpoint.net

Carl Torkelson
Cell: (509) 945-0133
Candi Torkelson
Cell: (509) 961-7656

Why Pay \$1000's More? Buy Builder Direct!

February 17, 2015

City of Selah
Planning Commission
113 West Naches Avenue
Selah, WA 98942

RE: 600 A, B, C Speyers Road - Parcel #181435-13493

To Whom it May Concern:

I am requesting that my comprehensive plan amendment be sent to the Planning Commission for recommendation, then to the City Council for final approval. After this I would like my proposed planned development to go back to the Hearing Examiner for reconsideration.

Thank you,

A handwritten signature in blue ink that reads "Carl Torkelson". The signature is fluid and cursive.

Carl Torkelson

Why Pay \$1000's More? Buy Builder Direct!

Builder reserves the right to change floor plan or elevations



CITY OF SELAH

APPLICATION FOR ZONING CODE AMENDMENT
APPLICATION REQUIREMENTS

Date Submitted/Received By

5/27/2015 TRDm

- _____ Non-Refundable Application Fee
- _____ Site Plan drawn to scale
- _____ Vicinity Site Map with North Arrow
- _____ Completed Environmental Checklist and Checklist fee.

1.* TYPE OF ZONING CODE AMENDMENT REQUIRED

REZONE OTHER _____

A. If requested rezone, what is the original zoning and requested zoning (i.e. R-1 to R-2).

R1 to R2 to PD

Comprehensive Plan Designation Low Density Residential

B. If amendment to zoning code, what is the proposed amendment (please attach proposed amendment to application).

2. NAME OF APPLICANT: Carl + Candi Terkelson

ADDRESS OF APPLICANT: P.O. Box 292

Selah, wa 98942
Carl Terkelson Candi Terkelson

Signature

TELEPHONE: WORK 509-697-3305 HOME 509-697-3301
Cell - 509-945-0133

3. NAME OF LEGAL PROPERTY OWNER: Same as above
(If different from applicant)

ADDRESS: _____

Carl Terkelson Candi Terkelson

Signature

TELEPHONE: WORK 509-697-3305 HOME 509-697-3301
Cell - 509-945-0133

4. Yakima County Assessor's office Parcel No. for Property(s) 181435-13493

LEGAL DESCRIPTION OF PROPERTY:

on Plat map

5. SUMMARY OF PROPOSED rezone or zoning code amendment

We would like to rezone from
Low density R1 to moderate density R2 to a
Planned development.

PRELIMINARY PLANNED DEVELOPMENT OF SPEYERS COURT

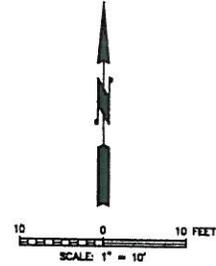
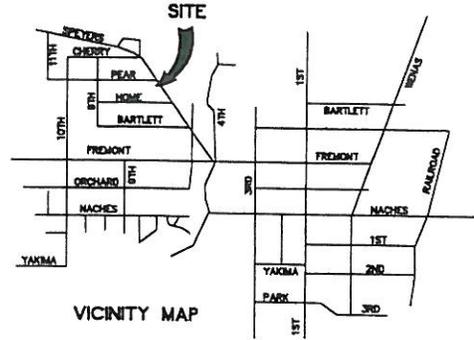
IN THE SW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 18 EAST, W.M.
CITY OF SELAH, YAKIMA COUNTY, WASHINGTON

NOTES

1. TOTAL AREA OF PROPOSED SUBDIVISION IS 16023 SQ. FT./0.368 ACRES
2. PERCENTAGE OF LAND COVERAGE BY IMPROVEMENTS IS 44%.
3. STRUCTURES DEPICTED HEREON ARE EXISTING. NO NEW STRUCTURES ARE PROPOSED IN CONJUNCTION WITH THIS APPLICATION. ALL REQUIRED SERVICES HAVE BEEN PROVIDED (POWER, SEWER, WATER, ETC...).
4. ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES WILL BE RETAINED ON SITE.
5. SUBJECT PROPERTY AND ADJOINING PROPERTIES ARE ZONED R-1. PROPERTIES NORTH OF PEAR AVENUE ARE ZONED R-1. PROPERTIES EAST OF SPEYERS ROAD ARE ZONED PD AND R-2.
6. THE OPEN SPACE/OVERFLOW PARKING AREA EASEMENTS WILL BE DEDICATED ON THE FINAL PLAT MAP OR PROVIDED FOR IN THE DEVELOPMENT COVENANTS.

LEGAL DESCRIPTION

LOT 1 OF THAT CERTAIN SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 7331733, RECORDS OF YAKIMA COUNTY, WASHINGTON.



LOT#	LOT SIZE SQ. FT.	BUILDING ENVELOPE SQ. FT.	% OF BUILDING TO LOT	PARKING SPACE PER LOT	INDIVIDUAL YARD SPACE SQ. FT.	IMPERVIOUS AREA SQ. FT.
1	4843	768	15.8%	2	2320	1760
2	3375	768	22.7%	2	1178	1429
3	7805	768	9.8%	2	5566	1471

SURVEYOR/ENGINEER

RICHARD L. WEHR, PLS
PLSA ENGINEERING & SURVEYING
1120 WEST LINCOLN AVENUE
YAKIMA, WASHINGTON 98902

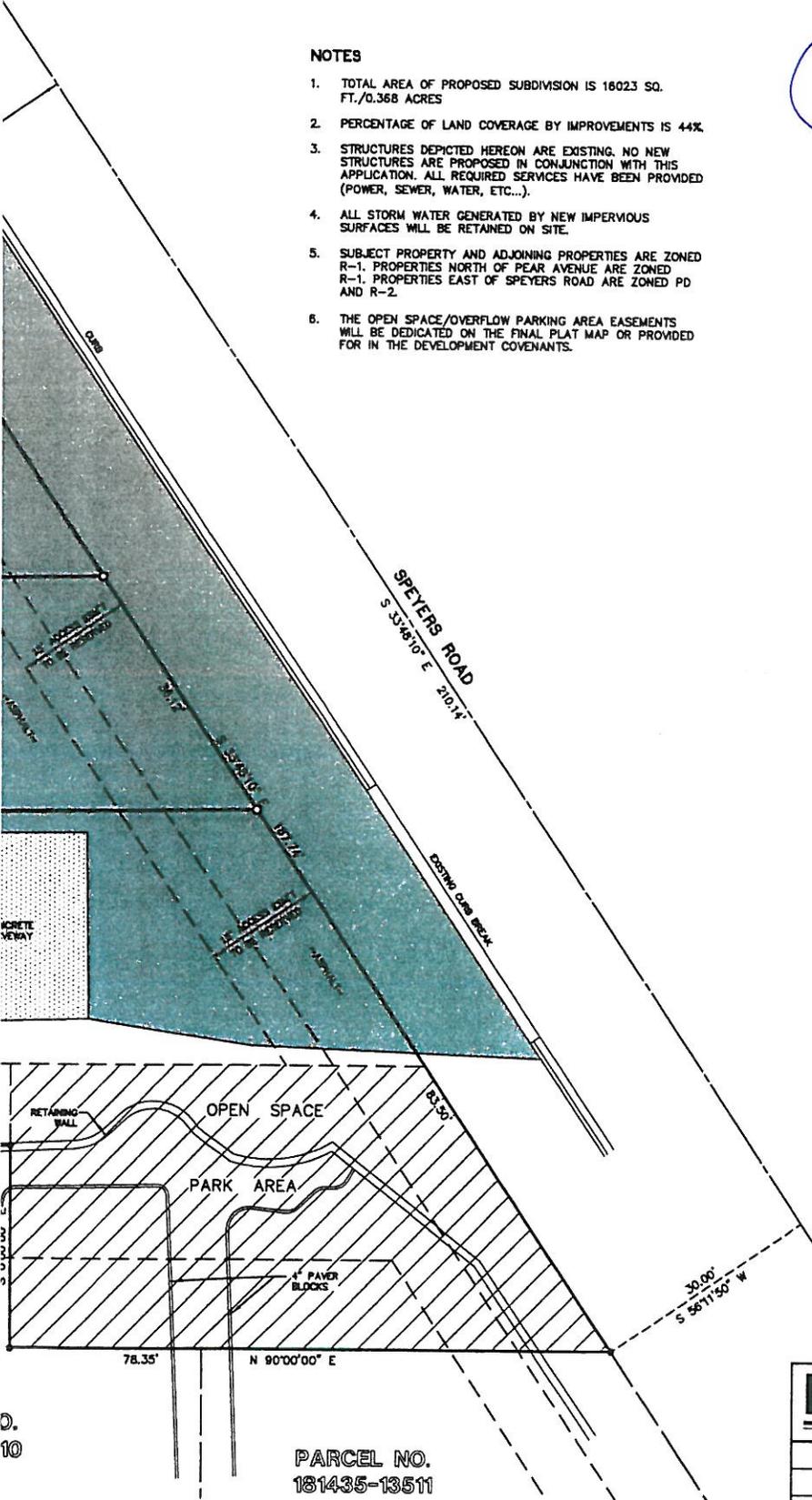
OWNER/DEVELOPER

CARL TORKELSON
TORKELSON CONSTRUCTION
P.O. BOX 292
SELAH, WASHINGTON 98942

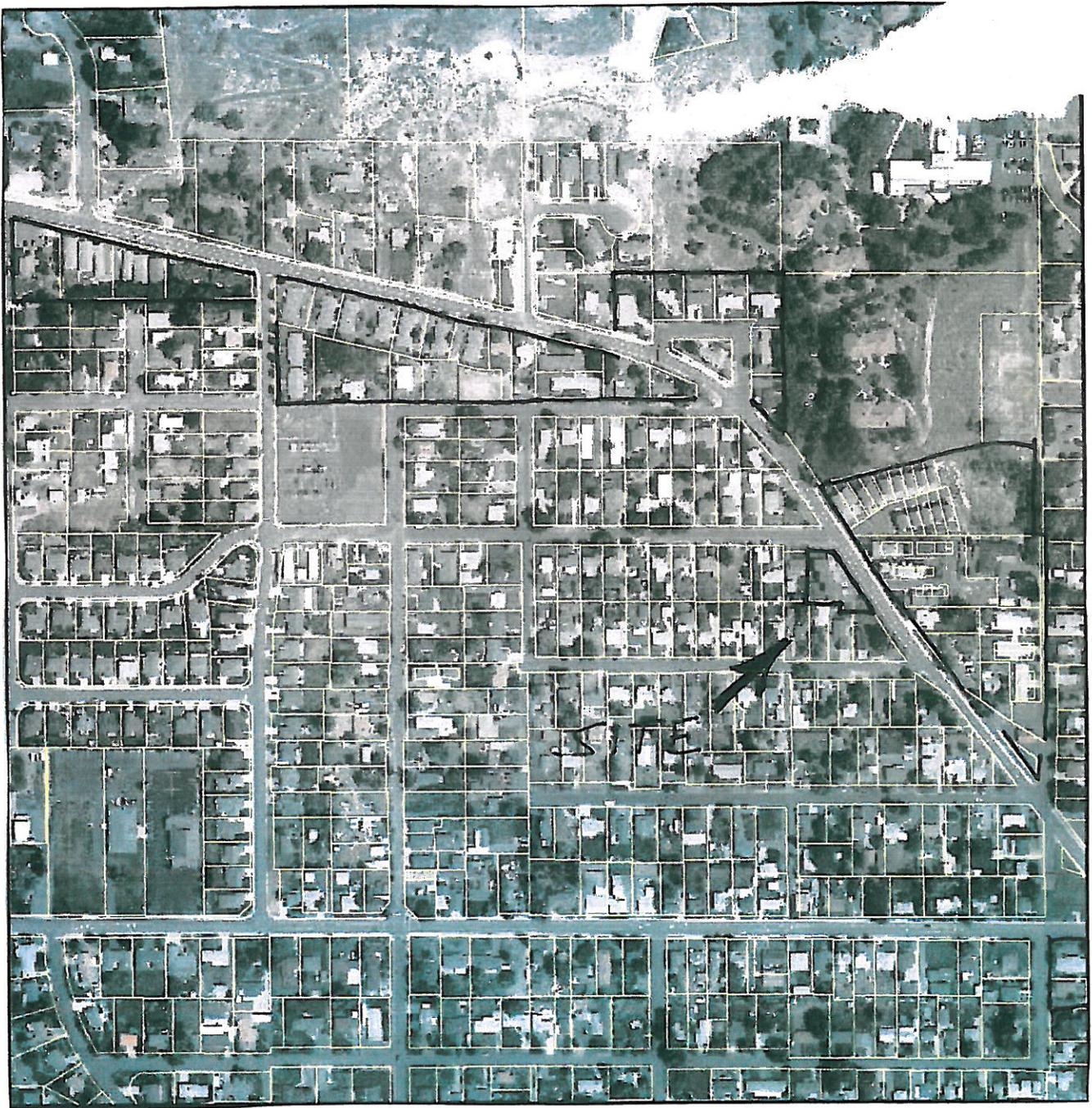
PLSA

ENGINEERING—SURVEYING—PLANNING
1120 WEST LINCOLN AVENUE
YAKIMA, WASHINGTON 98902
(509) 573-6990

PRELIMINARY PLANNED DEVELOPMENT PARCEL NO. 181435 - 13493 — PREPARED FOR — TORKELSON CONSTRUCTION	DRAWN BY: DTL DATE: 2/19/2014 JOB NO. 14036 SHEET NO.
SW 1/4, NE 1/4, SEC. 35, T-14 N, R-18 E, WM	
1 of 1	



**PARCEL NO.
181435-13511**



PLAN AMENDMENT 2015-02

SCALE: 1" = 400'

MODERATE DENSITY RESIDENTIAL AREAS ON SPEYERS ROAD



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

August 11, 2015

Thomas Durant
City Planner
City of Selah
222 S Rushmore Road
Selah, Washington 98942

Dear Mr. Durant:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Selah - Proposed amendments to the future land use map changing 0.37 acre parcel from low density residential to moderate density residential land 0.18 acre parcel from moderate density residential to high density residential. These materials were received on August 11, 2015 and processed with the Material ID # 21521.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than October 10, 2015. Please remember to submit the final adopted amendment to Commerce within ten (10) days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491.

Sincerely,

Review Team
Growth Management Services



Department of Commerce

Innovation is in our nature.

Notice of Intent to Adopt Amendment 60 Days Prior to Adoption

Indicate one (or both, if applicable):

- Comprehensive Plan Amendment**
 Development Regulation Amendment

Pursuant to RCW 36.70A.106, the following jurisdiction provides notice of intent to adopt a proposed comprehensive plan amendment and/or development regulation amendment under the Growth Management Act.

Jurisdiction:	City of Selah
Mailing Address:	222 S. Rushmore Road, Selah, WA 98942
Date:	August 11, 2015

Contact Name:	Thomas R Durant
Title/Position:	City Planner
Phone Number:	(509) 698-7365
E-mail Address:	

Brief Description of the Proposed/Draft Amendment: <i>If this draft amendment is provided to supplement an existing 60-day notice already submitted, then please provide the date the original notice was submitted and the <u>Commerce Material ID number</u> located in your Commerce acknowledgement letter.</i>	<i>Example:</i> Proposed amendment to... Annual amendments to Future Land Use Map changing 0.37 acre parcel from Low Density Residential to Moderate Density Residential and 0.18 acre parcel from Moderate Density Residential to High Density Residential.
Is this action part of the scheduled review and update? <i>GMA requires review every 8 years under RCW 36.70A.130(4)-(6).</i>	Yes: _____ No: <u> X </u>
Public Hearing Date:	Planning Board/Commission: September 15, 2015 Council/County Commission: October 13, 2015
Proposed Adoption Date:	October 13, 2015

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). **We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce.** If you experience difficulty, please contact reviewteam@commerce.wa.gov.

UGA Plan Amendment #2015-1

905 W. Fremont Avenue, Parcel #181435-31024

Change the Future Land Use designation of 0.18 acre parcel from Moderate Density Residential (MDR) to High Density Residential (HDR). Application made by property owner.

UGA Plan Amendment #2015-2

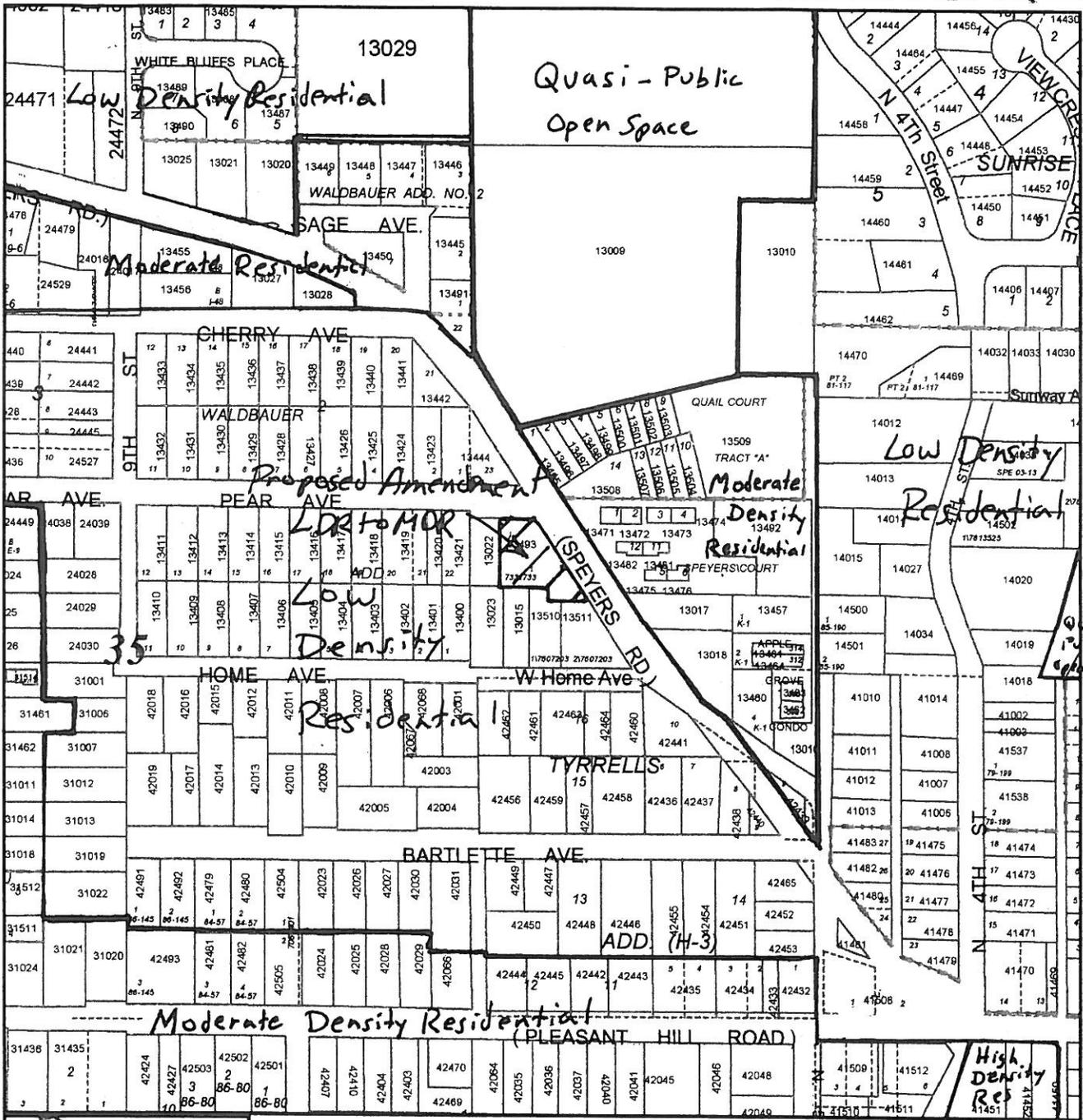
600 Speyers Road, Parcel #181435-13493

Change the Future Land Use designation of 0.37 acre parcel from Low Density Residential (LDR) to Moderate Density Residential (MDR). Amendment is being initiated by the City based on mapping error. At the time of adoption, Future Land Use mapping failed to account for the existing use of the property, its orientation to MDR designated and developed property across Speyers Road and that both sides of Speyers Road is characterized by moderate density residential development.

Yakima County GIS - Washington
Land Information Portal

[Print Map]
 [Close Map]

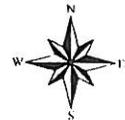
Yakimap.com



Map Center: Range:18 Township:14 Section:35

City Limits
 Sections

WWW.YAKIMAP.COM
 Yakima County GIS
 128 N 2nd Street
 Yakima, WA 98901
 (609)674-2992



UGA Plan Amendment #2015-2

One Inch = 300 Feet
 Feet 200 400

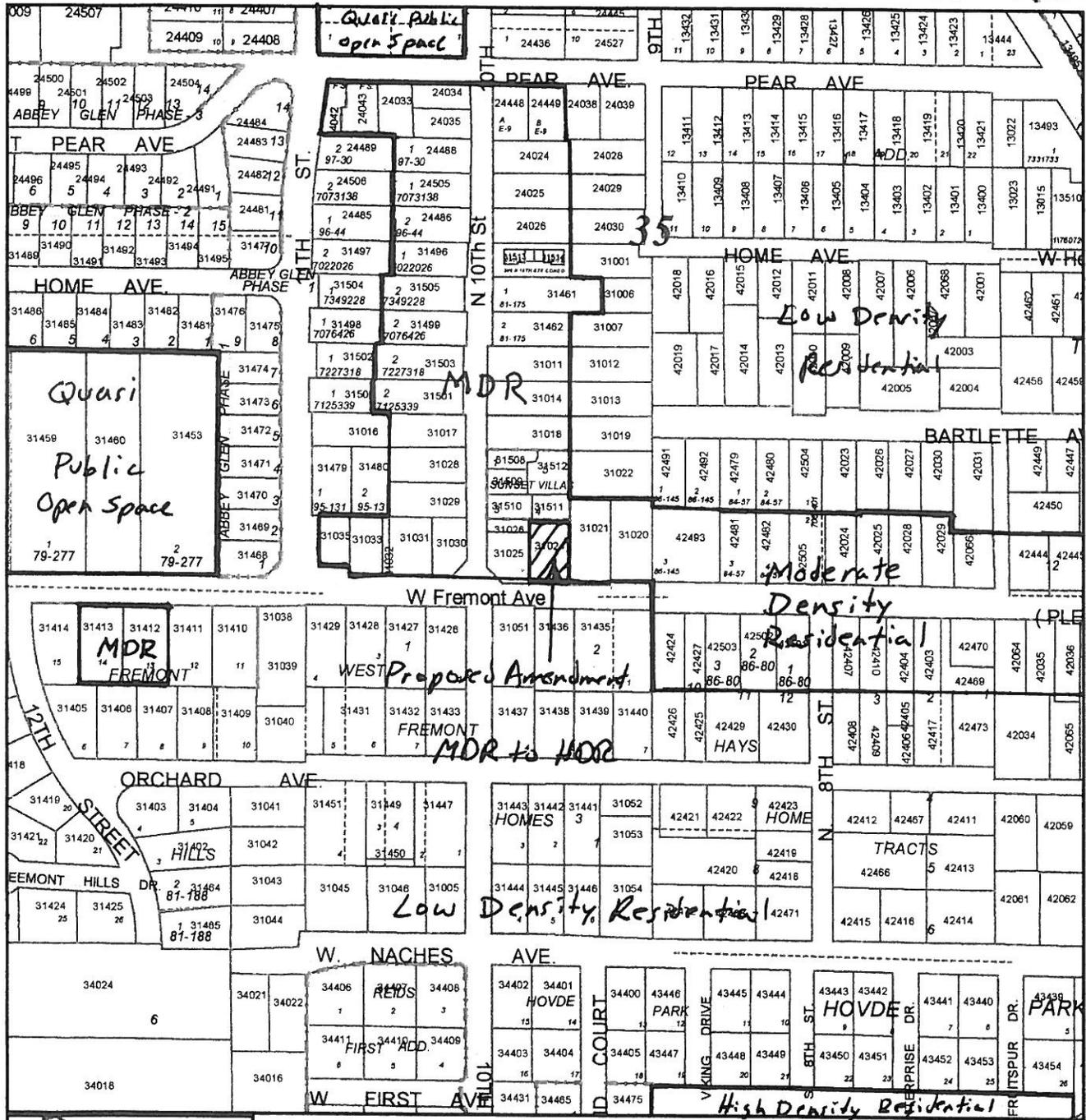
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED. THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

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 Printed On: 8/5/2015 2:25:17 PM

Yakima County GIS - Washington Land Information Portal

[Print Map]
[Close Map]

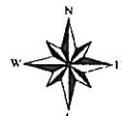
Yakimap.com



Map Center: Range:18 Township:14 Section:35

City Limits
 Sections

WWW.YAKIMAP.COM
 Yakima County GIS
 128 N 2nd Street
 Yakima, WA 98901
 (509)574-2992



UGA Plan Amendment #2015-1

One Inch = 300 Feet
 Feet 200 400

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

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Printed On: 8/5/2015 3:24 24 PM

Final Determination of Nonsignificance

1. **Description of Proposal:** 2015 Annual Comprehensive Plan Amendments and major rezone.

Proposed 2005 UGA Plan Amendment 2015-1: Carl & Candi Torkelson, change the Future Land Use designation of 0.18 acre parcel at 905 Fremont Avenue from Moderate Density Residential (MDR) to High Density Residential (HDR).

Proposed 2005 UGA Plan Amendment 2015-2: City initiated plan amendment to change the Future Land Use designation of a 0.37 acre parcel at 600 Speyers Road from Low Density Residential (LDR) to Moderate Density Residential (MDR) and rezone initiated by the City to change the zoning from One Family Residential (R-1) to Two Family Residential (R-2).

2. **Proponent:** Selah Planning Department
222 S. Rushmore Road
Selah, WA 98942
3. **Location of Proposal including street address, if any:** 905 Fremont Avenue: North side of Fremont Avenue about 100 feet east of N. 10th Street (Yakima County Parcel Number 181435-31024). 600 Speyers Road: SW corner of Speyers Road and Pear Avenue. (Yakima County Parcel Number: 181435-13493).
4. **Lead Agency:** City of Selah
5. The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); there is no further comment period on it.
6. **Appeals:** You may appeal this determination to the Selah City Council by filing a written appeal with the required \$300.00 filing fee at the Selah Public Works Department, 222 S. Rushmore Road no later than 5:00 p.m. on September 16, 2015. You should be prepared to make specific factual objections. Contact the Planning Department at 698-7365 to read or ask about the procedures for SEPA appeals.
7. **Responsible Official:** Donald C. Wayman
8. **Position / Title:** City Administrator

9. **Address:** 222 S. Rushmore Road, Selah, Washington 98942

10. **Date:** September 9, 2015

11. **Signature** 

ENVIRONMENTAL CHECKLIST

INTRODUCTION:

The State Environmental Policy Act (SEPA), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal if it can be done) and to help the agency decide whether an EIS is required.

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly with the most precise information known or the best description you can.

You must answer each question accurately and carefully to the best of your knowledge. In most cases you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shorelines, and landmark designations. Answer these questions if you can. If you have problems the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Complete the checklist for nonproject proposals even though questions may be answered "does not apply". In ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions the reference in the checklist to the words "project applicant" and "property of site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

A. **BACKGROUND** (Attach additional sheets if necessary)

1. **Name of proposed project, if applicable:**

2015 Annual Comprehensive Plan Amendments

2. **Name of Applicant:**

Selah Planning Department

3. **Address and phone number of applicant and contact person:**

222 S. Rushmore Road, Selah, WA 98942
(509) 698-7365
Thomas R. Durant, Community Planner

4. **Date checklist prepared:**

August 24, 2015

5. **Agency requiring checklist:**

City of Selah

6. **Proposed timing or schedule** (including phasing, if applicable):

Planning Commission will consider the amendments at a public hearing currently scheduled for September 15, 2015 and its recommendation is scheduled to be considered by the City Council on October 13, 2015. If approved, the new amendments would be in effect soon after.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

The owner of the Speyers Road property intends to subdivide it into lots.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

Environmental review has been conducted for a pending rezone of the Speyers Road property to Planned Development and its subsequent subdivision into three lots. A Determination of Nonsignificance was issued by the City on July 17, 2014. The SEPA checklist prepared for that action has been reviewed and incorporated into this checklist.

9. **Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.**

Applications for rezone of the Speyers Road property to Planned Development and a preliminary plat to subdivide it into three lots is pending. The applications have been considered by the Hearing Examiner and a recommendation issued to the City Council which has not yet been acted on it. The proponent has submitted a new application for Planned Development rezoning that requests reconsideration of the application by the Hearing Examiner.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

Recommendation by the Planning Commission and adoption by the City Council required before these amendments become effective.

Review by the Washington State Department of Commerce.

Subsequent development of the two parcels in this application include approval of a Planned Development rezone and preliminary and final plat (or short plat) for the property on Speyers Road.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Two separate amendments of the Future Land Use Map of the Selah Comprehensive Plan are proposed:

Change the future land use designation of a 0.37 acre parcel from Low Density Residential (LDR) to Moderate Density Residential (MDR) and change its zoning from R-1 (Single Family Residential) to R-2 (Two Family Residential). This change has been initiated by the City because it appears that its designation of LDR was a mapping error and did not account for the use of it and other similar properties along Speyers Road. The property owner has applied to have it rezoned to Planned Development and to subdivide it into three lots.

Change the future land use designation of a 0.18 acre parcel from Moderate Density Residential (MDR) to High Density Residential (HDR).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The address of the property proposed for re-designation/rezoning from LDR/R-1 to MDR/R-2 is 600 Speyers Road. It is at the southwest corner of Speyers Road and Pear Avenue. Yakima County Parcel Number is 181435-13493.

The address of the property proposed for re-designation from MDR to HDR is 905 W. Fremont Avenue. It is on the north side of Fremont Avenue, about 100 feet east of N. 10th Street. Yakima County Parcel Number is 181435-31024.

Both parcels are in Section 35, Township 14 N., Range 18 E.W.M.

13. Taxation parcel numbers(s): See response above

TO BE COMPLETED BY APPLICANT

**EVALUATION FOR AGENCY
USE ONLY**

B. ENVIRONMENTAL ELEMENTS (Attach additional sheets if necessary)

1. **Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

b. **What is the steepest slope on the site (approximate percent slope)?**

2%

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

NRCS soil classifications are Ritzville silt loam and Selah silt loam. The Selah silt loam is classified as prime farmland. None of the land in the City Limits is designated agricultural land of long-term commercial significance. These amendments should not result in the removal of these soils.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filing, excavation and grading proposed. Indicate source of fill.**

Based on the existing development on these parcels, very little, if any grading and excavation would be expected. Both parcels are fully developed, although the construction of new buildings is possible on the Fremont Avenue site.

f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

There is a potential for erosion from clearing, construction or use.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Lot coverage of the Speyers Road site is 14% (buildings only). On the Fremont Avenue site it is 21%. The lot coverage standard of the R-2 zone is maximum 50% consisting of principal and accessory structures. For the R-3 zone, it is 80% and includes parking area as well as principal and accessory structures.

- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

Stormwater management including on-site retention, grading permits and construction stormwater permitting and control are required for new development depending on its size and scope.

2. **Air**

- a. **What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Air emissions typically associated with residential use, dust emissions during construction and increased air emissions from vehicular traffic.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

The Yakima County Clean Air Agency regulates emissions to the air with dust control plans required for development.

3. **Water**

- a. **Surface:**

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

No.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

N/A.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

N/A.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.

b. **Ground:**

- 1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses, and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

No, other than ground water now being withdrawn by the Selah municipal system.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage, industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

None.

c. **Water Runoff (including storm water):**

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Impervious surfaces including roofs, streets, parking areas, and other paved surfaces are sources of storm water runoff. On-site retention of stormwater is required for new development.

- 2) **Could waste materials enter ground or surface waters? If so, generally describe.**

It is not expected to with municipal sewer service and on-site retention of drainage.

Does the proposal alter, or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

c. **Proposed measures to reduce or control surface, ground, and runoff water and drainage pattern impacts, if any:**

Connection of new development to the municipal sewer and water systems, on-site retention of stormwater runoff and where applicable, construction stormwater permits and planning.

4. **Plants**

a. **Check the types of vegetation found on the site:**

- deciduous trees: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**
- grass**
- pasture**
- crop or grain**
- Orchards, vineyards or other permanent crops.**
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other**
- water plants: water lily, eelgrass, milfoil, other**
- other types of vegetation**

b. **What kind of and amount of vegetation will be removed or altered?**

Little if any since both sites are developed.

c. **List threatened or endangered species known to be on or near the site.**

None known and not considered to be likely because the sites are located in a developed urban area.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

None have been identified.

e. **List all noxious weeds and invasive species known to be on or near the site.**

None identified. Probably not any due to maintained landscaping on both sites.

5. **Animals**

a. **List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:**

Bird: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

b. **List any threatened or endangered species known to be on or near the site.**

None are believed to be on or near these urbanized sites.

c. **Is the site part of a migration route? If so, explain.**

Birds probably migrate through the area

d. **Proposed measures to preserve or enhance wildlife, if any:**

None have been identified.

e. **List any invasive animal species known to be on or near the site.**

None known.

6. **Energy and Natural Resources**

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Primarily electricity and natural gas. Energy needs would typically be lighting, heating and other residential energy needs.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

None have been identified.

7. **Environmental Health**

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of the proposal? If so, describe.**

No.

- 1) **Describe any known or possible contamination at the site from present or past uses.**

None.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None

- 3) **Describe any toxic or hazardous chemicals that might be stored, used or produced during the project's development or construction, or at any time during the operating life of the project.**

Toxic or hazardous chemicals would typically be those limited substances and amounts associated with construction and use of residential properties.

- 4) **Describe special emergency services that might be required.**

None.

- 5) **Proposed measures to reduce or control environmental health hazards, if any:**

None.

b. **Noise**

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, construction, operation, other)?**

None.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hour's noise would come from the site.**

Short term construction activity.

- 3) **Proposed measures to reduce or control noise impacts, if any:**

None.

8. **Land and Shoreline Use**

- a. **What is the current use of the site and adjacent properties?
Will the proposal affect current land uses on nearby or adjacent properties?
If so, describe.**

The Speyers Road site is occupied by three detached single family dwellings.

The Fremont Avenue site is occupied by three detached single family dwellings.

Little effect on nearby or adjacent properties is expected because at the Speyers Road site, the only actual change proposed is to subdivide the property into lots that would be owned individually and any new development of the Fremont Avenue site would be similar to that of surrounding properties, especially to the north.

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?**

If they have been used as working farmlands, it was a long time ago, because both sites are in older parts of the City. No farm or forest land of long-term commercial significance will be converted to other uses, and the sites and surrounding properties are not, nor do they qualify for current use farm or forest land tax status.

- 1). **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how:**

No.

- c. **Describe any structures on the site.**

Three single family residential dwellings at the Speyers Road site and a three single family residential dwellings at the Fremont Avenue site.

- d. **Will any structures be demolished? If so, what?**

One of the dwellings at the Fremont Avenue site is an older house that could be demolished for future development, although it has not been proposed in the application materials that have been submitted.

- e. **What is the current zoning classification of the site?**

The Speyers Road site is zoned R-1 – One Family Residential. The Fremont Avenue site is zoned R-2 – Two Family Residential.

f. **What is the current comprehensive plan designation of the site?**

The Speyers Road site is designated Low Density Residential. The Fremont Avenue site is designated Moderate Density Residential.

g. **If applicable, what is the current shoreline master program designation of the site?**

N/A.

h. **Has any part of the site been classified critical area by the city or county? If so specify.**

No.

i. **Approximately how many people would reside or work in the completed project?**

Based on the current use of the Speyers Road property and site plan submitted with the application for the Fremont Avenue site, up to six families would reside in the two properties.

j. **Approximately how many people would the completed project displace?**

None.

k. **Proposed measures to avoid or reduce displacement impacts, if any:**

N/A.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

There is no change in the Speyers Road site because it is already developed and the only proposed change is to provide for three individual lots.

The amendment is being proposed as correcting an error because the three dwelling units were in existence at the time the property was designated Low Density Residential and rezoned R-1, and were at a density consistent with Moderate Density Residential designation. There are also existing, similarly developed MDR designated properties across Speyers Road from the site and the dwellings on the site face those higher density areas while bordering lower density residential areas on rear property lines, rather than along the streets.

Moderate Density Residential designated and developed areas are located on both sides of Speyers Road although not continuously. The designation of this site is consistent with that pattern.

Because of the small size of the Fremont Avenue site, the highest number of dwelling units that would be possible under the High Density Residential Plan designation is four, one more than existing.

- m. **Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

N/A.

9. **Housing**

- a. **Approximately how many units would be provided, if any?
Indicate whether high, middle, or low-income housing.**

Six existing units based on the existing use of the Speyers Road site and the site plan submitted with the Fremont Avenue application. No more than one additional new dwelling unit would be possible on the Fremont Avenue site based on the maximum High Density Residential density of 24 dwelling units per acre, although the application does not indicate that it is being proposed. The existing units are occupied by middle income tenants.

- b. **Approximately how many units, if any, would be eliminated?
Indicate whether high, middle, or low-income housing.**

None proposed.

- c. **Proposed measures to reduce or control housing impacts, if any:**

None.

10. **Aesthetics**

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The maximum building height of the R-2 zone is 35 feet.

- b. **What views in the immediate vicinity would be altered or obstructed?**

No alteration of views at the Speyers Road site because there are no proposed changes. At Fremont Avenue the views may be altered slightly if

there is new construction.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed. Since this proposal does not include a rezone of the Fremont Avenue site to R-3, the maximum 35 foot height limitation of the R-2 zone would continue to apply.

11. **Light and Glare**

a. **What type of light or glare will the proposal produce?
What time of day would it mainly occur?**

Outside and street lighting.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

c. **What existing off-site sources of light or glare may affect your proposal?**

None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None.

12. **Recreation**

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Several parks in the City.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Common open areas are shown on the site plans for both sites.

13. **Historic and Cultural Preservation**

- a. **Are there any buildings, structures, or places or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

None identified.

- b. **Are there any landmarks, features or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Is there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None identified.

- c. **Describe the methods uses to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

None.

- d. **Proposed measures to avoid, minimize, or reduce or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None.

14. **Transportation**

- a. **Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.**

City streets include W. Fremont Avenue and N. 10th Street at the Fremont site; Speyers Road, Speyers Road and Pear Avenue at the Speyers Road site.

- b. **Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Selah is served by transit. The nearest stop is located at Speyers and N. 11th Street about ½ mile from the Speyers Road property and ¾ mile from the Fremont Avenue property.

- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

None

- d. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways?**

If so, generally describe (indicate whether public or private).

Not expected to.

- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur and what percentage of the volumes would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?**

Up to thirty trips per day at Speyers Road and 40 trips per day at the Fremont Avenue site based on assumed 10 trips per day per unit for single family residential. Peak hours would be the morning and evening peak hours typical of single family residential. Minimal truck and commercial vehicle traffic.

- f. **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No.

g. **Proposed measures to reduce or control transportation impacts, if any:**

None.

15. **Public Services**

a. **Would the project result in an increased need for public services**
(for example: fire protection, police protection, public transit, health care, schools, other)?
If so, generally describe.

No.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None.

16. **Utilities**

a. **Circle utilities currently available at the site: electricity,**
natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

All of these utilities are available except for septic system.

b. **Describe the utilities that are proposed for the project,**
the utility providing the service, and the general construction
activities on the site or in the immediate vicinity which might
be needed.

Both properties are currently served by all utilities. The only future construction activities would be if an existing unit was reconstructed or a new unit added and would be minor. This is most likely to occur at the Fremont Avenue site.

C. SIGNATURES The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature of Proponent or Person Completing Form



Date:

8/24/15

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Since both of the proposed sites are now mostly developed, there would be very little if any increase in any of these. The most likely would be short term noise and dust associated with any new construction.

Proposed measures to avoid or reduce such increases are:

None beyond the current regulatory requirements for discharges, emissions and noise.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Little if any impact on plants, animals and fish since both are landscaped sites in developed urban areas.

Proposed measures to protect or conserve plants, animals, fish, or marine life are?

None.

3. How would the proposal be likely to deplete energy or natural resources?

The use of energy and natural resources is low given the low intensity residential use, small size and low population of the sites.

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplain, or prime farmlands?

No expected impact on these areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

Designation of the Fremont site could allow higher density development than currently permitted in surrounding areas, but it would only amount to one additional dwelling unit.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Based on the site plan submitted by the applicant with the Fremont Avenue application, only three dwelling units are intended, the number of units currently existing.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

Insignificant demands on transportation, public services and utilities because at most the number of existing units would be increased by one.

Proposed measures to reduce or respond to such demand(s) are:

None.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

There are no known conflicts.